

CITY PLANNING COMMISSION DESIGN ADVISORY COMMITTEE

MINUTES – June 7, 2017

Members Attending

Daniel McElmurray, PPW

Miriam Lemann, CPA

Stephen Kroll, CPC

Nicholas Kindel, CPC

William Gilchrist, Place-Based Planning, PBP

Presenters/Guests (*See sign in sheets at the end of the meeting minutes)

Cynthia Connick, New Orleans Building Corp.

Kelsey Foster, Algiers Point Association/Old Algiers Main Street

Gaylin Williams, Dana Brown & Associates

Dana Brown, Dana Brown & Associates

Bert Turner, Mouton Long Turner

Gary Johnson, Cambridge Seven Associates

Young Joo Kim, Cambridge Seven Associates

Bill Hoffman, Woodward Interests

Matthew Hendrickson, Ride New Orleans

Megan Tagesen, Scairono Martinez Architects

Ron Martinez, Scairono Martinez Architects

Wes Michael, Spackman Mossop + Michaels

Miguel Viteri, CPA

Bob Farnsworth, Ronn Seeley Center

Scott Evans, MBA

Minutes:

1. **Consideration:** Minutes from May 24, 2017, DAC meeting.

There was no discussion.

Motion: A motion for **Approval** of the minutes was made by PPW, seconded by CPA and adopted.

CPC Items:

2. **Consideration:** DR056-17 – Exterior renovation of an existing fast food restaurant in an EC Enhancement Corridor Design Overlay District with over 100 feet of frontage. (TM)

Location: 2713 S. Claiborne Avenue

Submitted by: Mouton Long Turner Architects

Contact: ml@moutonlong.com

CPC staff introduced the project. The applicant explained the plans were to take an existing fast food restaurant and change branding. It was originally a KFC, most recently a Krystal and was now becoming a Burger King. The rebranding is consistent with the 2014 CZO and that the samples were in accordance with the 2014 ordinance. The plans only included changing the façade of the building to look consistent with Burger King's national brand.

The representatives from HDLC and PPW asked questions regarding the lighting, the representative from CPC stated that were and must be in accordance with the old ordinance and absolutely no neon. The representative from CPC mentioned the landscape is regulated by the existing conditional use ordinance, but the representative from PPW mentioned that there would be certain constraints.

Motion: A motion for **Approval** of the project was made by PBP, seconded by PPW and adopted.

3. **Consideration:** DR057-17 – New construction of mixed-use multi-family and ground floor retail structure for a development with over 40,000 square feet of gross floor area. (CB)

Location: 2930 Burgundy Street

Submitted by: Rozas-Ward Architects

Contact: philipg@rozas-ward.com

Item was deferred by applicant until the July 5 DAC meeting.

4. **Consideration:** ZD062-17 – A conditional use to permit a drive-through facility for a financial institution in a CT Corridor Transformation Design Overlay District with over 100 feet of frontage.

Location: 425-431 Harrison Avenue

Submitted by: Scairono Martinez Architects

Contact: ron@scaironomartinez.com

CPC staff introduced the project. The applicant explained that this was a new construction of a bank and was before the DAC because of a conditional use for the drive thru and location. The applicant mentioned that because they were here very early in the process that have not finalized the site plan or determined building materials, but that they were adhering to the guidelines required by including front facing building access and 50% transparent glass. The applicant also

explained that this was going to be a multi-tenant structure, with the bank on the left bottom floor and tenants on the left second floor and entire right side.

The representative from PPW asked if there was a wheelchair accessible route from the parking lot. The applicant replied that the whole site was raised to the same level requiring no ramps. The representative from PPW said that they would need to add trees on both frontages – 4 large or 6 small street trees. The representative from HDLC asked to see a Google view to see the neighborhood, and the applicant replied that it had been historically residential, but in the last few years it had been rezoned as commercial. The representative from HDLC stated the stucco material is too hard and to consider stucco or another material. The representative from PBP asked if this would be coming back to us and the representative from CPC said that this was one bite at the apple unless a proviso was included requiring it come back before the DAC. The applicant mentions that they are also considering adding an elevator on one side with a second floor walkway connecting both buildings. The representative from PPW ask why there isn't a canopy for the drive thru, to which the applicant mentions that they are considering one, but as they are still at the beginning phases did not include it. The representative from PBP asked if the colors were a corporate statement because the building material seemed very dark, while red trim seemed to be very vibrant. The applicant said that the client was considering lightening the brick, but they do want to have certain aspects stand out, pop out.

Motion: A motion for **Deferral** of the project was made by HDLC subject to a restudy of the material changes, restudy of the fenestration, the addition of a canopy above the drive-through, and the addition of the elevator/bridge between buildings, seconded by PBP and adopted.

5. **Consideration: DR058-17** – Conceptual review for the New Orleans Four Seasons, a hotel and multi-family residential development with over 40,000 square feet of gross floor area.

Location: 2 Canal Street

Submitted by: Yongjoo Kim & Gary Johnson, Cambridge Seven Associates

Contact: ykim@c7a.com; gjohnson@c7a.com

CPC staff introduced the project. The applicant gave a detailed presentation of the plans to revitalize the historic World Trade Center building into the New Orleans Four Seasons Hotel. The building had been vacant for over 10 years when it was an office building, and would now become a multi-use location with hotel, residential space and public amenities. The hope is to recreate a part of the waterfront and convention center boulevard area. The building is not in great shape, but the plan is bring back as much of the mid-century modern style by restoring everything inside and out and tying the building back to Spanish Plaza. The lower 20 floors of the building will be dedicated to the hotel, while the upper 10 floors would be residential. Two courtyards would be put to use with an arrival/entrance to the hotel and residences near British Plaza and a dining court near the Convention Center Boulevard/Canal Street connection. The loading dock would stay where it is, but plans include creating safety measures for pedestrian walkways including special doors and light and sound sensors. The ground floor would consist of the arrivals courtyard, the residence entrance and a food and beverage area with an outdoor

dining courtyard. Landscape plans include large trees being planted on Convention Center Boulevard in tree cells to store water as part of the stormwater management plan. In the arrival courtyard the plan is a take-off of historic New Orleans courtyards with a planter with sculpture in the middle of the circular courtyard. Plans also are to maintain historic paving patterns, as well as it will be curbless and wheelchair accessible. There would also be a glass canopy over the area. The signage will be part of a two-sided waterwall. The dining courtyard is going to try to maintain a real connection and visibility with the pedestrian zone and will include a fountain, a sail for shade and lush privacy walls. Plans are to move the Galvez statue about 40 feet. The second floor of the building will be a cultural attraction dedicated to the story of New Orleans and immigration. It will have an exterior grand staircase to the attraction as well as an elevator to the 33rd floor interior observational deck and 34th floor outdoor observational deck. The 5th floor will house a restaurant, pool, spa and fitness center open to the hotel guests, residents and public. There are plans to build an additional wing on the back (Spanish Plaza side) and the sides of the building to house most of the cultural attraction. Metal panel walls are being considered as the material for the new addition. There will also be lots of new lighting to create sensuality to the project. Plans are to have a wash of lighting to the 20th floor and at the crown that can be changed, like the Tampa Museum of Art.

The representative from HDLC applauded the design of the addition, but was concerned about the verticality of the panels on the new building. The applicant said that they were trying to use the same dimensionality and that the rendering may not show that clearly. The representative from PBP asked if the lines of the wall were curved or straight, to which the applicant replied that they were straight. The representative from PPW mentioned that the windows did not line up, to which the applicant said that the windows lined up internally for their use within. The representative to HDLC said that the entrance to the second floor cultural center seemed to be too cluttered and suggested that they might want to simplify it. The representative for PPW stated concerned about the multiple paving patterns from Audubon Aquarium, Spanish Plaza, Ferry Terminal and the Four Seasons being too busy, too distracting, and suggested that they work together with to make them a bit more compatible and/or complimentary. The applicant said that they were meeting that day and would bring it up. The representative from PPW also recommended that they work together on the plant and tree selections, and said that they would need to talk with PPW because some of the trees and plants mentioned in the presentation would not work (for example dogwoods do not grow here anymore). The representative from HDLC suggested that for the wash of light on the building that they use colors other than purple. Public Comments were made by Matthew Hendrickson regarding the levels of coordination with RTA.

Motion: A motion for **Approval** of the project was made by PPW subject to coordination of details of landscaping plan, seconded by HDLC and adopted.

Non-CPC Items:

6. **Consideration:** DR059-17 – Canal Street Ferry Terminal

Location: 54 Canal Boulevard

Submitted by: Nick Perez-Alvarez (Manning Architects) & Justin Augustine and Mark Major (RTA)

Contact: nicholas@manningarchitects.com; justin.augustine@transdev.com; mark.major@transdev.com

CPC staff introduced the project. The applicant mentioned that they were looking to move forward so that they could get the tiger grant signed by July. The applicant mentioned that the paver layout was chosen to compliment the paver layout of the adjacent Audubon Aquarium paver pattern. The new design would allow for easier access along the waterfront from Woldenberg Park and the Aquarium to Spanish Plaza and the Riverwalk Mall. Plans for landscaping are to mimic both Audubon Aquarium and the Four Seasons, but due to concerns for the streetcar cables and tracks they planned to stick mostly with palm trees for large vegetation. The new ferry terminal building will be 360 degrees of glass with a steel sculptural roof. There will be ticket booths and machines inside the building and ticket machines outside. At this time the existing restaurant (Crazy Lobster) and arcade would stay, and there are no plans for coverage to and from the Ferry, or coverage and overpass from Canal Street to the Ferry Terminal.

The representative for PPW complimented their efforts to connect this projects paving with the existing Audubon Aquarium pavers and suggested that they lower the palm tree planter walls so that people could sit on them. The representative from HDLC asked there were any plans to include wayfinding and signage, to which the applicant replied yes, and that they were working with the DDD and other stakeholders to find a way to make it rational and aesthetically appealing. The representative from PPW asked if there were plans to include places from people to park their bikes and the design of any bike racks are important, to which the applicant replied yes, and that they were looking into designs for bike racks that worked with the entire projects.

Public comments were made by Matthew Hendrickson and Kelsey Foster regarding the lack of plans for coverage and an overpass, especially due the repeated mentions at past NPP, CPC and DAC meetings, as well as plans to increase the number of trains along the riverfront railway. The applicant replied that the overpass would have to be a separate project to be discussed on another day.

Motion: A motion for **Approval** of the project was made by PPW subject to clarification of landscaping details, wayfinding plans, and bicycle racks, seconded by HDLC and adopted.

7. **Consideration:** DR060-17 – Community Sailing Center (Municipal Yacht Harbor)

Location: 5 S. Roadway Street

Submitted by: Scott Evans (Mathes Brierre Architects) & Julio Miguel Viteri (CPA)

Contact: sevens@mathesbrierre.com; jmviteri@nola.gov

CPC staff explained that the project. The applicant explained their mission was to give inner city and handicap youth an introduction and connection to sailing and motorboats. The first phase, which is build the bulk heads, floating deck and boats slips is scheduled to be started/completed from August to October. Phase two is to build the structure.

The representative from HDLC felt that the porte cochere was not significant enough. The representative from PPW asked why the particular green in slides, because it felt too Miami. The applicant said that they were looking to change the color to something more neutral or even white.

Motion: A motion for **Approval** of the project was made by PPW, seconded by HDLC and adopted.

Motion: A motion to **Adjourn** the meeting was made by PBP, seconded by CPA and adopted.